





Cleckheaton Road, Low Moor Bradford BD12 0HL



welcome to

Cleckheaton Road, Low Moor Bradford

Offered to the market is this well presented, three bedroom semi detached property. Situated in sought after location, close proximity to Low Moor train station, Sedbergh sport centre and easy access to motorways.













Entrance Hall

With gas central heating radiator.

Lounge

13' 2" x 12' 5" into recess (4.01m x 3.78m into recess) With window to the front and gas central heating radiator.

Kitchen

11' \times 13' 11" plus recess (3.35m \times 4.24m plus recess) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, breakfast bar, window to the rear, door to the side, storage cupboard and gas central heating radiator.

Landing

With window to the side.

Bedroom One

9' 10" x 11' 3" max ($3.00m \times 3.43m \text{ max}$) With window to the front and gas central heating radiator.

Bedroom Two

9' 10" x 11' 4" max (3.00m x 3.45m max) With window to the rear, storage cupboard and gas central heating radiator.

Bedroom Three

8' 1" $max \times 5'$ 6" (2.46m $max \times 1.68m$) With window to the front and gas central heating radiator.

Bathroom

Comprises of bath, wash hand basin set in vanity unit, w/c, window to the side and gas central heating radiator.

Outside

With garden to the front and rear.





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Cleckheaton Road, Low Moor Bradford

- Three bedroom
- Semi detached
- Gardens to the front and rear

Tenure: Freehold EPC Rating: D

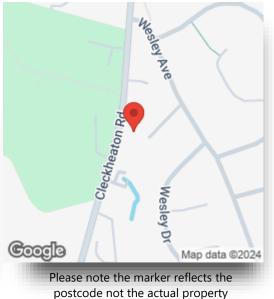
£180,000







Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Property Ref: BDF115431 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01274 693138

william h brown



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.